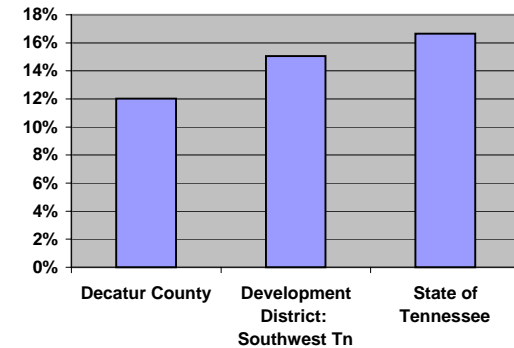


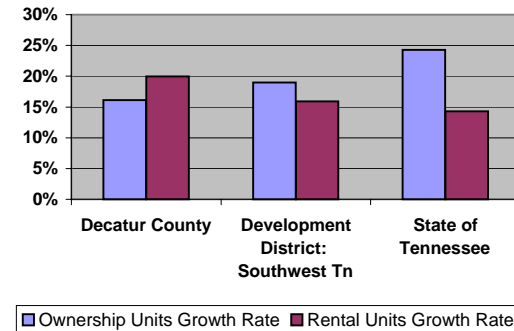
Population and Housing Market Profiles: Decatur County

	Decatur County	Development District: Southwest Tn	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	11,731	242,763	5,689,283
<i>1990-2000 Population Growth Rate</i>	12.0%	15.1%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	431	58,697	953,349
<i>1990-2000 Growth Rate</i>	3.4%	20.7%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	39	1,300	73,505
<i>1990-2000 Growth Rate</i>	85.7%	174.8%	130.9%
Hispanic population			
<i>Census 2000</i>	229	3,484	123,838
<i>1990-2000 Growth Rate</i>	367.3%	219.3%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	3,929	68,288	1,561,363
<i>Ownership Units Growth Rate</i>	16.1%	19.0%	24.3%
<i>Owner Market Vacancy rates</i>	1.9	1.3 to 3.2	2.0
Rental Units			
<i>Census 2000</i>	979	25,514	671,542
<i>Rental Units Growth Rate</i>	20.0%	15.9%	14.3%
<i>Renter Market Vacancy rates</i>	9.4	7.5 to 13.9	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	22.5%	23.2%	25.4%
<i>Percent of units built after 1990</i>	23.1%	23.6%	23.5%

1990-2000 Population Growth Rate

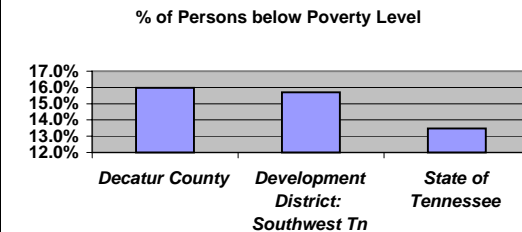
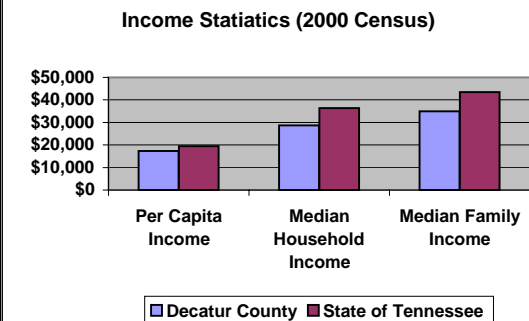
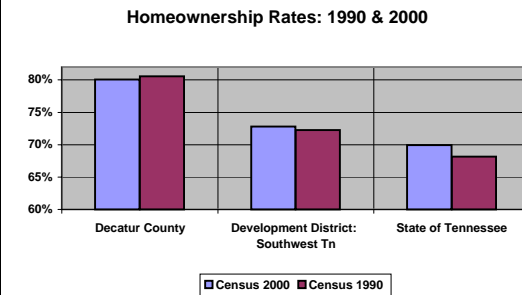


HOUSING UNITS GROWTH RATE



Population and Housing Market Profiles: Decatur County

	Decatur County	Development District: Southwest Tn	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	80.1%	72.8%	69.9%
<i>Census 1990</i>	80.6%	72.3%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	55.9%	54.9%	50.5%
<i>Census 1990</i>	63.0%	56.0%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	75.0%	60.1%	50.3%
<i>Census 1990</i>	50.0%	56.6%	45.1%
Hispanic			
<i>Census 2000</i>	55.4%	42.6%	35.8%
<i>Census 1990</i>	70.6%	52.3%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$17,285	13349 to 19389	\$19,393
<i>Median Household Income</i>	\$28,741	27671 to 36982	\$36,360
<i>Median Family Income</i>	\$34,919	32597 to 44595	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	85%	N/A	58%
<i>Median Household Income</i>	60%	N/A	47%
<i>Median Family Income</i>	58%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	1,833	36,484	746,789
<i>Families below Poverty Level</i>	477	8,269	160,717
<i>% of Persons below Poverty Level</i>	16.0%	15.7%	13.5%



Population and Housing Market Profiles: Decatur County

	Decatur County	Development District: Southwest Tn	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$58,300	58300 to 85100	\$93,000
<i>1990-00 increase in home value</i>	70.0%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	15.7%	19.1%	19.9%
<i>Owner-cost Over 36 percent of income</i>	13.7%	14.5%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$346	346 to 510	\$505
<i>1990-00 increase in Gross Rent</i>	36.8%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	35.5%	38.6%	37.9%
<i>Gross Rent Over 36 percent of income</i>	27.3%	31.0%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	47	751	14,340
<i>Lacking complete kitchen facilities</i>	20	608	13,324
<i>Over crowding (over 1 person per room)</i>	121	2,397	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	27.7%	33.5%	52.1%
<i>Utility Gas</i>	51.7%	49.4%	36.0%
<i>Bottled or LP Gas</i>	15.5%	13.6%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	13.1%	18.9%	20.7%
<i>Moved into the unit in 1995 or later</i>	37.8%	45.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	55.4%	62.4%	65.7%
Mobile Home Units (2000 Census)			
	1,526	16,405	268,876

